

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation Use Zone to Residential Use Zone of the site in Sy.Nos. 354, 357 to 368, 369(P), 370, 371, 372(P), 373(P), 375(P), 376(P), 377, 378, 379, 380, 381(P), 382(P), 383(P), 384, 385, 386(P), 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400(P) and 402(P) of Patancheruvu (V) & (M), Medak district to an extent of 54 Acres and 24.5 gts – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 268

Dated: 11.07.2012.
Read the following:

1. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 8728/MP1/Plg/ HMDA/ 2011, Dated: 03.01.2012.
2. From the Commissioner, GHMC Lr. No.34/TPS/ HO/GHMC/ 2012/41, dated: 04.01.2012.
3. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 8728/MP1/Plg/ HMDA/2011, Dated: 18.02.2012 and dated: 06.03.2012.
4. Government Memo No. 166/I1/2012, Municipal Administration And Urban Development Department, Dated: 24.03.2012.
5. From the Executive Engineer, Irrigation and CAD Department, IB Division, Sangareddy, Lr. No. EE/IB/ SRD/HD/D1/1056, dated: 25.01.2012.
6. From the Executive Engineer, Irrigation and CAD Department, IB Division, Sangareddy, Lr. No. EE/IB/ SRD/HD/D1/1134, dated: 06.02.2012.
7. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 8728/MP1/Plg/HMDA/2011, Dated: 23.05.2012 and dated: 27.06.2012.

O R D E R:

The draft variation to the land use envisaged in the notified Patancheruvu Segment Master Plan area, issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 193, Part-I, dated: 29.03.2012. The Irrigation and CAD Department in their report 5th read above has informed that, the said land is 300 feet away from Dosala Cheru (Patancheru Tank) and the above referred lands will not be affected by the water at Full Tank Level (FTL) as such the Irrigation Department have no objection for development of lands located in the said area. Further the Irrigation & CAD Department in the ref. 6th read above while enclosing the location sketch has stated that, the applicant should construct "retaining wall" at Nala Boundary to Protect the Nala as per the design approved by the Department with the cost of the applicant and the width of the Nala should be 35 Mtrs. In the Location sketch, it is stated that, the total extent of the site is Ac. 55-20 ½ gts and after deducting the area effected in Nala by Chanalizing (0.12 gts) and Bufferzone Extension (Ac. 0.24 gts), the balance net area extension is Ac. 54.24 ½ gts for which Government have issued the draft variation memo calling for objection and suggestions from general public. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,21,00,171/- (Rupees Two Crores Twenty One Lakhs One Hundred and Seventy One only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 19.07.2012.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,
Urban Land Ceiling, Medak district. (in name cover)

The District Collector, Medak District, Sangareddy.

Sf /Sc

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Patancheruvu Segment Master Plan area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 193, Part-I, dated: 29.03.2012 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos. 354, 357 to 368, 369(P), 370, 371, 372(P), 373(P), 375(P), 376(P), 377, 378, 379, 380, 381(P), 382(P), 383(P), 384, 385, 386(P), 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400(P) and 402(P) of Patancheruvu (V) & (M), Medak district to an extent of 54 Acres and 24.5 gts which is presently earmarked for Conservation use zone in the notified Patancheruvu Segment Master Plan area is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.

9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. Based on the certificate issued by the E.E. Irrigation Department vide letter No. EE/IB/SRD/HD/D1, dated: 25.01.2012 the applicant shall provide 10 Mtrs buffer belt after the FTL stone of Nala.
14. the applicant shall comply the conditions as laid down in G.O.Ms.No. 168, MA, dated: 07.04.2012.
15. that the applicant should furnish the NOC and FTL sketch from the Irrigation Department regarding the pamla vagu nala.
16. that the applicant should furnish the NOC from the Irrigation Department regarding the approach road using the existing Nala.
17. No construction activity is allowed within a distance of 30 Mtr from Railway boundary.
18. that the applicant shall ensure to establish approach road in his site only.
19. that the applicant shall pay the Development charges to the built up area as per Act and Rules.

SCHEDULE OF BOUNDARIES

NORTH: Sy.Nos. 351, 353, 352, 355, 356 and existing Nala of Patancheruvu (V)

SOUTH: Sy.Nos. 400(P), 402(P), 386(P), 383(P), 385(P), 381(P), 376(P), 375(P), 373(P), 372(P), 369(P) of Patancheruvu (V)

EAST : Sy.Nos. 355, 356 of Patelguda (V) and existing Nala of Patelguda village boundary and Sy.Nos. 895 and 896 of Ameenpur (V)

WEST : Sy.Nos. 103, 104, 102 of Bandlaguda (V) and village boundary of Bandlaguda (V)

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER